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Doc#: 0533503093 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2005 04:48 PM Pg: 1 of 3

This instrument was prepared
by and after recording return to:

Michael T. Franz
Freeborn & Peters LLP
311 South Wacker Drive
Suite 3000
Chicago, Illinois 60606

NOTICE OF LIEN FOR UNPAID COMMON CHARGES

To: The Recording Officer of Cook County, Illinois; Wells Fargo Bank of Minnesota; and whom else it may concern:

Take notice that The Kinzie Park Tower Condominium Association, an Illinois not-for-profit corporation, the undersigned Lienor, has and claims a lien for unpaid common elements charges pursuant to 765 Illinois Compiled Statutes 605/9, and pursuant to Article VI, Section 7 of the Bylaws of the Association, as follows:

1. The name of the lienor is The Kinzie Park Tower Condominium Association, acting on behalf of all unit owners of The Kinzie Park Tower, a condominium association pursuant to a Declaration of Condominium, called the declaration and recorded in the Recorder's Office of Cook County, Illinois as Document Number 00980340
2. The name of the owner of the real property described below against whose interest the lienor claims a lien, is Wells Fargo Bank of Minnesota
3. The property subject to the lien claimed are Permanent Tax Numbers 17-09-112-106-1009 and 17-09-112-106-1442, commonly known as Units 503 and P-446 in The Kinzie Park Tower, 501 North Clinton Street, Chicago, Illinois, a condominium as delineated on Plat of Survey of the following described parcel of real estate:

Lot 22 in Kinzie Park Subdivision, being a Re-subdivision of lots, blocks and vacated streets and alleys in Wabansia in the East ½ of the northwest ¼ of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded July 27, 1999, as document number 99712460, in the City of Chicago, Cook County, Illinois.

4. As provided in the declaration, the owner of the units is liable for a proportionate share of the common expenses of the condominium equal to .403929% and .027249% of the total amount of the common expenses.
5. As provided in the declaration, and in the bylaws, amounts assessed as common expenses remaining unpaid constitute a lien against the units with respect to which the assessment was made.

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6. As recited in the deed to the units, accepted by Wells Fargo Bank of Minnesota as grantee, the units are held subject to all the terms and conditions contained in the declaration and bylaws of the condominium, including the condition that the proportionate share of common expenses stated above must be paid by the units' owner.
7. Pursuant to the bylaws of the condominium, upon default all other monthly payments due for the calendar year in which such default occurs shall accelerate and become immediately due and payable.
8. Common charges, court costs and attorneys fees, in the total amount of \$4,334.58 are and remain due and owing with respect to the units, which bears interest at the statutory rate of ten percent (10%) per annum.

The undersigned, acting on behalf of all unit owners of The Kinzie Park Tower Condominium Association, claims a lien on Units 503 and P-446 for the amount of \$4,334.58, plus additional assessments, costs, fines, attorneys fees and interest until all amounts for unpaid common charges and accrued interest are paid.

Date: December 1, 2005

The Kinzie Park Tower Condominium Association,

By: 

One of Its Attorneys

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Marianne Petritis, a notary public in and for said County, in the State aforesaid, do hereby certify that Michael T. Franz, is personally known to me to be an attorney for The Kinzie Park Tower Condominium Association, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of December, 2005.

Marianne C. Petritis

Notary Public

Commission expires: 12/05/06

